



# City of Broken Arrow

## Fact Sheet

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**File #: 18-467, Version: 1**

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### Broken Arrow Planning Commission

**04-26-2018**

**To: Chairman and Commission Members**

**From: Development Services Department**

**Title: Approval of PT16-113A, Conditional Final Plat, Oak Creek South Phase III, 17.31 acres, R-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad**

**Background:**

**Applicant:** McClelland Consulting Engineers, Inc.

**Owner:** ARG-Tulsa, LLC

**Developer:** Rausch Coleman Homes

**Engineer:** McClelland Consulting Engineers, Inc.

**Location:** One-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

**Size of Tract** 17.31

**Number of Lots:** 68

**Present Zoning:** R-1 to RS-3

**Comp Plan:** Level 2 (Urban Residential)

The conditional final plat for Oak Creek South Phase III is located one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad. The proposed development includes 68 single-family lots on 17.31 acres. The preliminary plat, which was approved by the Planning Commission on December 15, 2016, contained 136 lots on 36.54 acres. Oak Creek South Phase II, which is immediately north and west of Phase III, was recorded in Wagoner County on March 7, 2018.

BAZ 1960, a request to rezone this property from A-1 to RS-3 was conditionally approved by the Broken Arrow City Council on September 6, 2016. Approval was given with the condition that the property be platted and construction access be provided from the northwest from County Line Road to mitigate concerns of residents about heavy equipment moving through the Oak Creek South Estates subdivision during construction.

Water and sanitary sewer service to this property is available from the City of Broken Arrow. According to the FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Checklist  
Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT16-113A, conditional final plat for Oak Creek South Phase III, be approved, subject to the attached checklist.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

LRC:ALY